

Recommendations

March 2007

SCENIC VIEW STUDY

There are a number of strategies that should be evaluated for their effectiveness in helping preserve and maintain the integrity of our public views. Each one can be incorporated individually or collectively as part of an overall coordinated effort.

Education and Awareness Efforts

There are several initiatives that could be embraced by the City that would foster a greater appreciation for and understanding of our unique scenic resources. One measure would be the creation of well-identified scenic travel route, much like the former Queen City Tour, that provides pedestrians and drivers alike with the opportunity to enjoy many of our magnificent public views. This would require well-marked travel routes with appropriate signage, and a promotional map that marks the course and highlights key views, vistas, and panoramas. A big part of this tour, from a pedestrian standpoint, would be the continuing rehabilitation of many of our public steps that is currently underway through the City's Public Works Department.

Not only does this extraordinary infrastructure provide unique connectivity between places and neighborhoods, some of them offer spectacular viewing opportunities as well. A second measure would involve the creation of a publicly accessible interactive web page. This web page would include all site-specific information listed in the Typologies section of this report.



Fort View PI Steps reconstruction in Mt. Adams

It would also provide current zoning information and relevant CAGIS data, such as topographic lines, parcel data, and the just-released existing building heights layer.

If any additional work is carried out to model specific viewshed overlay zones, that information could also be included so that developers and residents alike can make more informed decisions about a particular piece of view property.

Proactive Vegetation Management

This strategy is perhaps the most readily available view preservation method at the City's disposal. Cincinnati Parks already recognizes the value of this measure as evidenced by its vegetation management initiatives throughout a number of its parks, overlooks, and parkways.

There are various ways to open up vegetative cover. The most common way is to clear out tall vegetation within an overlook area, thereby opening a broad expanse for public viewing. This has been accomplished with great effectiveness in some of our most prolific park overlooks, such as Eden Park, Mt. Echo Park, and Bellevue Park. It has also been undertaken with dramatic results along some of our most scenic roadways, including Columbia Parkway and Lehman Road.

Recommendations

March 2007

SCENIC VIEW STUDY

Alternatively, there is something intriguing and inspiring about implementing vegetation management techniques that conceal and reveal views. This occurs when smaller view corridors are opened up between trees (where specific trees and undergrowth are selectively removed), or it occurs when specific branches of individual trees are pruned. Either way, the eye of a viewer is naturally drawn to the narrowed opening(s).



Conceal/reveal view from Maryland Ave

To a lesser extent, this method has been implemented in such locations as Eden and St. Clair Parks, and on Maryland Avenue in East Price Hill.

While it tends to take a little more effort to understand which trees stay and which vegetation is removed, it ultimately removes less material and preserves some of the structural and ecological integrity of the hillsides.

This study noted a small number of locations, including Filson Playground in Mt. Auburn, and a short section of Eden Park Drive (between Mirror Lake and the old Reservoir Pump Station) where vegetation could be opened up to create additional views that currently are obstructed. For listings of other potential view sites that lend themselves to being sculpted by selective pruning and cutting, please see the Results section of this report.

Within the last several generations, non-native honeysuckle is increasingly taking root within the under story of the City's forest cover. A well-coordinated effort to remove this invasive species and replace it with low-profile native plants also would help enhance many of our public views.

An official policy that recognizes the visual impact of opening views, framing views, and revealing and concealing views, within a system of best management pruning practices, is sound and wise. Equally important, is recognition of the overall benefit of replenishing and re-introducing native vegetation that is being overwhelmed by non-native species.

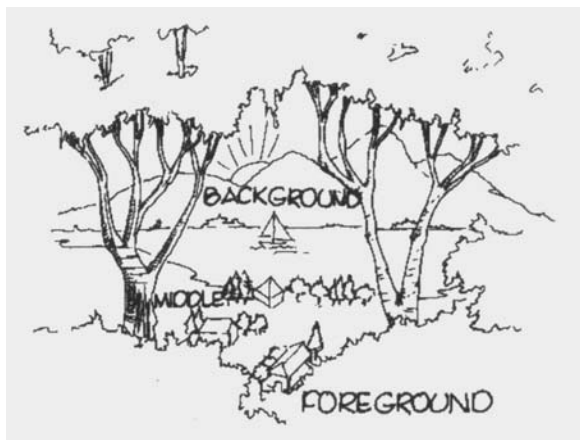
Funding obviously is a critical component of any successful effort to carry out a vegetation management program that addresses the care and maintenance of our public views. Currently, resources do not permit the Park Board to actively maintain all available views from parks and parkways.

For further discussion, please see the Viewshed Conservancy section of this chapter.

Recommendations

March 2007

SCENIC VIEW STUDY



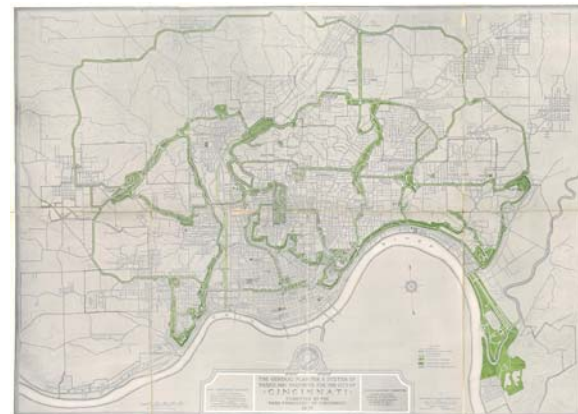
Vegetation management technique for opening views as outlined in *A Hillside Protection Strategy for Greater Cincinnati, The Hillside Trust, 1991*

Expanding Our Parkway and Greenways

Two of Cincinnati's most prominent natural systems, its streams (primarily the Ohio, Little Miami, and Mill Creek) and its hillsides, provide a dominant and unmistakable framework around which to expand a world-class parkway system. As far back as 1907, the Cincinnati Park Board's first Master Plan by George Kessler, envisioned a comprehensive parkway system that incorporated the natural features of our extraordinary hillsides.

Recently, the Cincinnati Park Board's Greenways 2000 Plan built upon seminal work, including the 1907 Kessler Plan, in identifying the various components that comprise a greenway system for the City and its surrounding suburbs. In the Park's just-released Centennial Plan, the strengthening of hillsides, stream corridors and parkways is highly recommended. For inspiration, Cincinnati can follow the lead of the Greenways for Pittsburgh Program, which relies upon a variety of strategies to help establish permanent greenbelt areas around its environs. Some of these strategies include:

- Consolidating public lands (i.e. those undeveloped properties currently owned by various City Departments) into a parkways system that follows a policy of permanently preserving such lands as opposed to selling them.
- Promoting gifts of private property to increase the size of the greenways system.
- Permanently vacating "paper" streets that were platted on steep slopes generations ago, but which were too difficult and costly to build.



Cincinnati Park's Kessler Plan from 1907

As of this study's publication date, there are 2,740 acres of undeveloped hillside lands both publicly and privately owned within the City of Cincinnati, as defined by slopes of 20% or greater. This constitutes approximately 6% of the City's total land area. Not only will implementing an expanded parkways program help preserve the integrity of many public views, it also will provide a wealth of other important benefits, including:

- Increased local and national image of community livability, punctuated by a network of protected greenways.

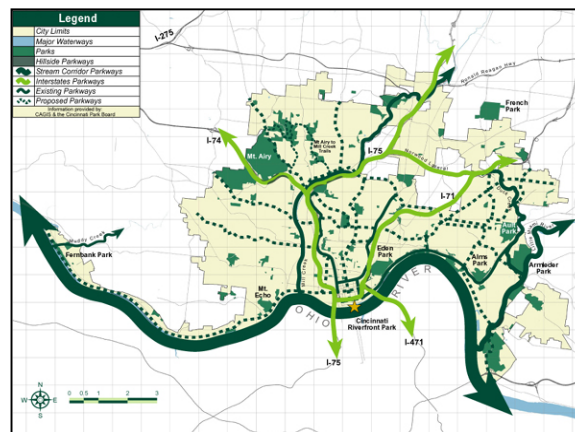
Recommendations

March 2007

SCENIC VIEW STUDY

- Logical extensions of and interconnections between existing parks and recreation areas that would give Cincinnati a spectacular system of urban open space that reinforces its downtown and its neighborhoods.
- Opportunities for attracting cutting-edge businesses and retaining existing businesses, all of which provide greater incentives for young and talented individuals to come to or remain in Cincinnati.
- Potential for woodland trails if private funding and neighborhood consensus exists.
- Defined clusters of quality open space giving form to the neighborhood and offering visual richness and environmental amenity.
- Air temperature moderation (winter heating and summer cooling), and air quality improvement, as trees and vegetation flourish.
- Increase in property values near greenways, parks and trails.

- Enhanced visual relief from the built environment as many hillside greenways are visible from major transportation corridors.
- A well-coordinated and interconnected system of greenways and trails which provide a simple yet valuable infrastructure for hiking and biking, lessening our dependence on automobiles.



Cincinnati Park Board Centennial Master Plan

An expanded parkways/greenways program for Cincinnati could be guided by the leadership of Cincinnati Parks. At the same time, it should be well-coordinated with other City departments, and with non-profit preservation groups like The

Hillside Trust, Little Miami, Inc., Mill Creek Restoration, The Land Conservancy of Hamilton County, and the Western Wildlife Corridor.

With a combination of public and private funding, an expanded parkways/greenways program would help invigorate and inspire a city looking to re-establish its former identity as a “most livable city in America.” Besides Pittsburgh, other cities with similar programs include Boston, Buffalo, Chattanooga, Cleveland, Indianapolis, New York, and Portland.

Viewshed Conservancy

This measure could take form through the creation of a brand new organization or, more logically, through a partnership of public- and private-sector organizations. A primary emphasis of a viewshed conservancy would be its proactive involvement in a parkways and/or vegetation management program to oversee the care and maintenance of public views.

Recommendations

March 2007

SCENIC VIEW STUDY

It would be the responsibility of the viewshed conservancy to secure project and program funding to alleviate any financial burdens that might otherwise fall on the Cincinnati Parks Department. It is envisioned that a viewshed conservancy would be well-positioned to obtain funding from local businesses and foundations to implement various view preservation goals.

Zoning Measures

This method of view preservation is perhaps the most complex and detailed of all, yet it is one of the most far-reaching in impact. Written without thorough consideration of the economic implications of private property rights, the best-intentioned ordinance can easily be challenged if it proves to significantly devalue the earnings potential of one's property. The key to a strong zoning ordinance is in its ability to clearly state and quantify its expectations, and/or to maintain a reasonable level of economic value (or provide tangible relief) for the property owner.

Legal Aspects

One of the most frequently litigated issues in view protection zoning is whether it is so stringent as to deny all reasonable use of a parcel. Two examples illustrate the complexities of this point.

Example One

A challenge to Denver's Mountain View Ordinance (Landmark Land Company, Inc. et al. v. City and County of Denver, 728 P.2d 1281 (Colo. 1986) (en banc), appeal dismissed, 438 U.S. 1001 (1987)) was rejected in 1986 by the Colorado Supreme Court. Created in 1968, the Mountain View Ordinance restricts building heights near Denver's Cheesman Park to a height of 42 feet, with an additional two feet permitted for each 100 feet a building is located from the reference point in the park. Plaintiffs wanted to construct a 21-story building, which current zoning allowed, notwithstanding the limits in the Mountain View Ordinance.

Neighbors opposed the project and persuaded city council to apply the challenged view ordinance restrictions over objections of the plaintiffs and the city's planning board. Interestingly, even though the court found that the view ordinance restrictions caused a substantial diminution in property value, the court held there was no taking because the properties were still extremely valuable.



From Denver's Mountain View Ordinance

Recommendations

March 2007

SCENIC VIEW STUDY

Moreover, after visiting several parks that are protected by the Mountain View Ordinance, the trial court judge rejected out-of-hand the contention that the ordinance did not serve a valid police power objective.

Example Two

An Arizona case had a completely opposite result (*Corrigan v. City of Scottsdale*, 720 P.2d 528 (Ariz. App. 1985), *aff'd in part, rev'd in part*, 720 P.2d 513 (Ariz. 1986)). The city of Scottsdale had enacted a hillside protection ordinance that severely restricted development in the McDowell Mountains, a unique area of hilly and mountainous terrain. The ordinance established two areas: a conservation zone within which land was set aside solely for open space, due to such impediments as steep slopes, rockfalls and landslides, and soil erosion; and a development area in which land could be developed subject to certain limits. Development rights could be transferred from the conservation zone to offset potential hardship. It so happened that 80 percent of the plaintiff's land was located in the conservation area.

The Arizona Court of Appeals determined the ordinance to be a taking, finding that the city was attempting to establish a public mountain preserve without actually paying for it. It further held that only money, and not density credits, could amount to "just compensation." The decision was further upheld on appeal to the Arizona Supreme Court, which ruled that damages were payable for a temporary taking while the offending regulations were in place. It is important to note that the *Corrigan* case is limited in its applicability to Arizona, and not surprisingly it has come under severe criticism from legal observers and planners alike.

Types of View Protection Zoning

There are four different types of view protection zoning that can be enacted. They comprise: (1) viewshed protection; (2) view corridor protection; (3) programs linking view and environmental protection initiatives; and (4) scenic roadway protection.



Ingleside Ave – East Walnut Hills

1. Viewshed Protection

There are two common types of viewshed ordinances that are designed to protect grand, scenic vistas, visible from a multitude of vantage points, the views of which feature a variety of natural and man-made landmarks. The first type of ordinance permits new development subject to official design review. For instance, some jurisdictions have enacted ordinances that protect views of important natural features, such as waterways.

Recommendations

March 2007

SCENIC VIEW STUDY

They have done this by imposing height restrictions on all new buildings. In the case of Pittsburgh, it has enacted regulations which restrict the heights of new buildings that flank the Monongahela River. Designed to protect the views of Pittsburgh's riverfront, its regulations require the staggering of building heights based on their distance from the river.

A second type of viewshed ordinance sharply curtails new development in viewsheds, to preserve the scenic area in a relatively undisturbed state. As noted earlier, this stricter type of ordinance must allow for viable mechanisms to relocate development out of the protection area, through such methods as transfer of development rights and/or cluster development.

2. View Corridor Protection

This category of view protection focuses on preserving those openings that allow either quick glimpses or more extended views of natural features or landmark objects (such as state capitols or historic buildings). They can be as basic as creating ordinances that restrict the loss of solar access, so that shadows are prevented from

falling onto more important view corridors or public places. They can be more complex, in which mathematical formulas are used to calculate permissible building heights for new construction within high priority scenic corridors. Locally, they could also be considered in relation to some of our historic parks and parkways. Both Denver and Austin rely upon mathematical calculations to achieve their desired effect. For more information about Denver and Austin, please see the Literature Review section of this report.



View of St. Rose Church and the Ohio River valley

3. Linking View Protection and

Environmental Protection Initiatives

Increasingly, communities are beginning to integrate the regulation of aesthetics with longstanding concerns for natural resource protection. In a city like Cincinnati, with its unique hillside topography, there are two types of regulations that are appropriate for this particular category of view protection. The most popular of these is a regulatory approach encompassing hillside development ordinances. In his 1993 survey, Robert Olshansky (Planning for Hillside Development, 1996) found that 234 such ordinances had been adopted in 22 states, with a majority in California. Often times these ordinances have two primary objectives: the protection of scenic views, and the preservation of natural features associated with sensitive hillside ecosystems. In fact, Olshansky found that 75 percent of all ordinances surveyed featured view protection as a major purpose.

If these "hybrid" ordinances are to deny development in certain sensitive areas, then they must provide for density transfer provisions in order to avoid takings claims.

Recommendations

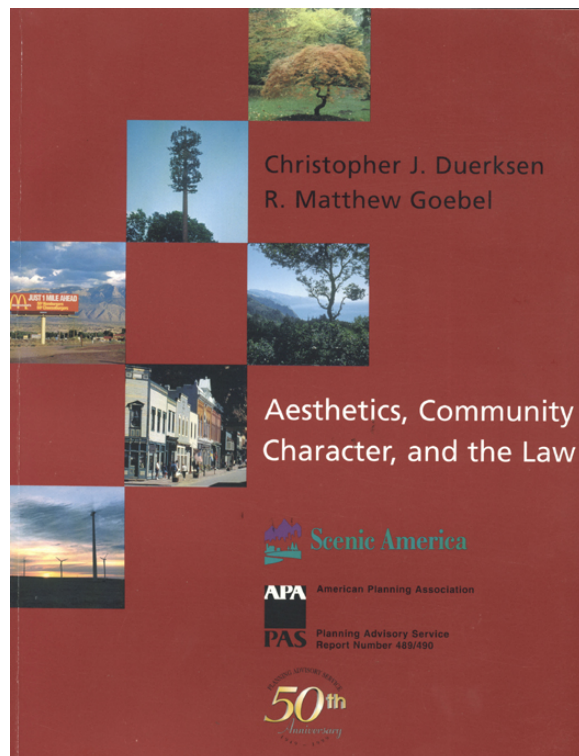
March 2007

On the other hand, ordinances that do not prohibit hillside development altogether have a wide range of development standards from which to address such critical issues as:

- Lot and density requirements
- Slope protection standards
- Grading standards
- Road and site access
- Trail and public lands access
- Fencing
- Tree and vegetation protection
- Traffic
- Preservation of public views

Closely related to hillside development ordinances are regulations overseeing ridgeline development. While this type of ordinance is more popular in western states with their dramatic topography, it is important to note that Cincinnati's former Environmental Quality Hillside Design (EQHD) overlay guidelines were originally adopted to preserve, among other aspects, the visual integrity of a hillside's ridgeline as well as its slope.

SCENIC VIEW STUDY



This guide book from the American Planning Association provides a wealth of case study material on view protection measures

Such guidelines as discouraging buildings from appearing wider than they are taller, and maintaining a clear sense of the hillside brow by situating buildings back from it, were established in the EQHD overlay to protect the visual aesthetic of various hillsides as seen from Cincinnati's downtown basin. These guidelines are contained in Cincinnati Hillside Development Guidelines, published in 1975.

4. Scenic Roadway Protection

Many jurisdictions have followed the lead of the federal government and its Scenic Bi-Ways program by regulating their own roadside view preservation initiatives. The most obvious example where this effort would best be served locally is along Columbia Parkway, particularly from Delta Avenue to the Fifth Street Viaduct. In the early 1990s, Cincinnati began making significant improvements to the Parkway in the form of pedestrian overlooks, active vegetation management, and eye-catching signage.

Recommendations

March 2007

SCENIC VIEW STUDY

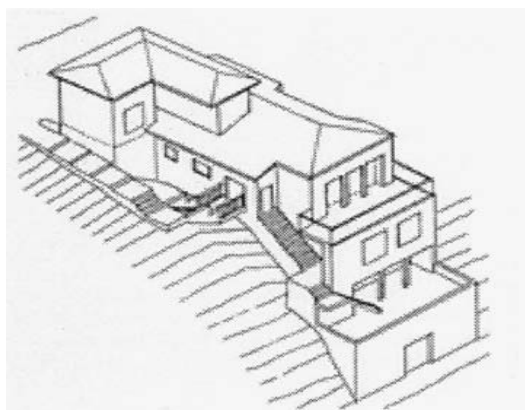
While all of these measures aided in promoting the visual appeal of the parkway itself, more fundamental measures have yet to be initiated to ensure that the magnificent views of the Ohio River valley and the downtown skyline are not compromised or concealed



Eastbound view from Columbia Parkway

Driving is an essential part of our daily lives. Scenic views along driving routes add significantly to the psychological well-being of the human sensory experience. Recognizing that thousands of motorists use Columbia Parkway each day, and accepting the premise that view preservation is an extension of the concept of promoting the general health and welfare of a

community and region, Cincinnati could designate the Parkway as a scenic view protection area. This would enable the City to use its powers to impose reasonable development controls in the scenic viewing area between the Parkway and the Ohio River. Such measures may include height limitations that prevent buildings from encroaching into the view plane of passing motorists. The City also could use its authority to establish a menu of design standards that allow architects and owners a range of options in creating progressive hillside development immediately below the Parkway. Such design requirements could include staggering or stepping building masses down the hillside.



Building stepback graphic outlined in San Rafael, CA Hillside Design Guidelines

Other design options could include incentives for incorporating green roof design into new construction which, among other aspects, allow buildings to visually subordinate to their environment. Green roof design is a signature feature of the burgeoning green building movement that has been adopted in such cities as Chicago and Boston. Those builders who incorporate this particular design feature could be given some sort of tangible credit for their efforts, perhaps in the form of an economic incentive or by fast-tracking a building permit.



Carpet of sedum used as green roof material on a building in Sugar Loaf, PA

Recommendations

March 2007

SCENIC VIEW STUDY

Range of Local Zoning Options

Using the aforementioned information as a reference tool, there are three different approaches to zoning regulations that Cincinnati can follow regarding public view preservation. One approach is to simply maintain the Hillside Overlay Zoning as it currently exists, without any additional changes. This approach does little to preserve any of the high priority public views examined in this study.

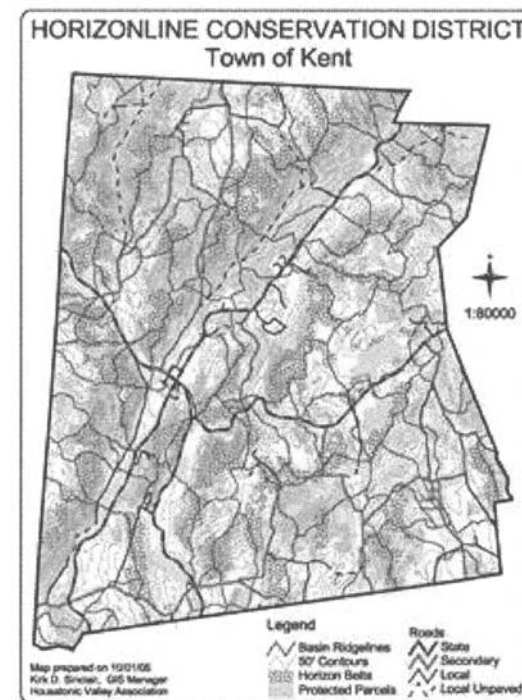
A second approach would be to strictly adhere to the language of the Hillside Overlay Zoning, by allowing little or no variance on height restrictions or setback requirements. While this could still result in public views being concealed in certain instances, it would mean that a 35 foot building height maximum is not going to be exceeded in most instances in a Hillside Overlay area.

A third approach is to enact special Viewshed Overlay zones, similar in content to those design options discussed in the previous section on scenic roadway protection.

Again, this zoning would incorporate fundamental hillside design standards (not guidelines), so that heights, masses, and textures of new buildings would be required to blend with the physical and aesthetic characteristics of a given high-priority public viewshed or public view corridor area. This is the most far-reaching option of all, requiring creative thought and application. However, when we consider how truly valuable our highest priority public views are, both in terms of economic and intrinsic values, a little forethought and pro-action may be a rather small price to pay in the long run.

Perhaps the best model for creating special Viewshed Overlay Zones, wherein new development would be closely scrutinized and held to the highest design standard possible, is through the use of GIS applications. GIS is capable of accurately integrating data sources and model data to identify specific locations where an intersection of building heights and view planes can begin to adversely affect specific views.

Most importantly, GIS applications offer the most objective, empirical and defensible method of validating the use of the highest design standards as applied in a particular Viewshed Overlay Zone.



Horizonline belts defined in Kent, CT using ArcGIS 3D Spatial Analyst

Recommendations

March 2007

SCENIC VIEW STUDY

In 2005, the Horizonline Conservation District in Kent, CT was officially approved, in which Arc GIS 3D Analyst was used to identify high-priority horizon lines above which building heights were not permitted to encroach.

For more information about this effort, please see Kent, CT in the Literature Review section of this report.



Appendix I – View Location Descriptions



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	Location		Quality	Physical Amenities	View Seen	View	Protection
	ID	Land Use Type	of View	of Viewing Area	Year-Round	Rating	Priority
Location - East Region							
Alms Park Lunken Overlook	E-1	park	high	walkway, benches	yes	7	high
Alms Park Comisar Overlook	E-2	park	high	pavilion, benches	yes	7	high
Ault Park Pavilion (west view)	E-3	park	high	observation deck	yes	7	high
Ault Park Pavilion (east view)	E-4	park	low	observation deck	no	4	medium
Ault Park Heekin Overlook	E-5	park	high	pavilion, benches	yes	7	high
Carney St	E-6	terminus	high	Ledge, vehicle	yes	6	high
Celestial St Overlook	E-7	park	high	benches	yes	7	high
Guido St - Church of Immaculatta Steps	E-8	terminus	high	balcony	yes	6	high
Guido St - Church of Immaculatta Overlook	E-9	terminus	high	observation deck	yes	6	high
Cincinnati Art Museum	E-10	park/institution	high	vehicle	yes	7	high
Collins Ave from Wm. H. Taft Rd	E-11	right-of-way	low	sidewalk, vehicle	no	2	low
Columbia Pkwy Steps	E-12	public steps	medium	sidewalk, steps	yes	5	medium
Columbia Pkwy east @ former Ononta Ave intersection	E-13	parkway	high	vehicle	yes	7	high
Columbia Pkwy west @former Ononta Ave intersection	E-14	parkway	high	vehicle	yes	7	high
Columbia Pkwy east near street #1852	E-15	parkway	high	vehicle	yes	7	high
Columbia Pkwy west near street #1852	E-16	parkway	high	vehicle	yes	7	high
Columbia Pkwy pedestrian overlook @ Wm. H. Taft Rd	E-17	parkway	high	walkway	partial	6.5	high
Columbia Pkwy pedestrian overlook @ Kemper Rd	E-18	parkway	medium	observation deck	no	5	medium
Columbia Pkwy east from St Viaduct	E-19	parkway	high	vehicle	yes	7	high
East McMillan St (between 1771 & 1775)	E-20	right-of-way	medium	sidewalk, vehicle	no	3	low
Eden Park Bridge	E-21	right-of-way	high	sidewalk	no	4	medium
Eden Park Memorial Grove #1	E-22	park	low	picnic tables	yes	5	medium
Eden Park Memorial Grove #2	E-23	park	low	none	yes	3	low
Eden Park Twin Lakes Overlook	E-24	park	high	walkway, benches	yes	7	high
Eden Park Don Spencer Overlook	E-25	park	high	walkway, benches	yes	7	high
Eden Park Cliff Dr Overlook #1	E-26	park	high	none	yes	6	high
Eden Park Cliff Dr Overlook #2	E-27	park	high	none	yes	6	high
Eden Park Cliff Dr Overlook #3	E-28	park	high	none	yes	6	high
Eden Park Hal Apel Overlook	E-29	park	high	benches	yes	7	high
Eden Park Playhouse Front	E-30	park	high	picnic table	yes	7	high

	Location		Quality	Physical Amenities	View Seen	View	Protection
	ID	Land Use Type	of View	of Viewing Area	Year-Round	Rating	Priority
Location - East Region							
Edgecliff Pt	E-31	terminus	high	sidewalk, stone wall	yes	6	high
Edgecliff Pt (between 2012 & 2016)	E-32	right-of-way	high	sidewalk, vehicle	yes	5	medium
Filson Pl	E-33	terminus	high	sidewalk, bench	yes	6	high
Ft. View Pl	E-34	terminus	high	sidewalk	no	5	medium
Hatch St	E-35	terminus	high	sidewalk, vehicle	yes	6	high
Hill St from St. Gregory St	E-36	right-of-way	high	sidewalk, vehicle	yes	5	medium
Ida Street Bridge	E-37	right-of-way	high	sidewalk	yes	5	medium
Ingleside Avenue	E-38	terminus	high	sidewalk, vehicle	yes	6	high
Larz Anderson Park	E-39	park	high	none	yes	6	high
Martin Dr Overpass	E-40	right-of-way	high	vehicle	yes	5	medium
Martin Dr @ Parkside Pl	E-41	right-of-way	high	vehicle	yes	5	medium
Monastery St from Celestial St	E-42	right-of-way	high	sidewalk, vehicle	yes	5	high-gateway
Parkside Pl from Loudon St	E-43	right-of-way	low	sidewalk, vehicle	yes	3	low
Sachem Avenue	E-44	right-of-way	low	sidewalk, vehicle	partial	2.5	low
Salutaris Avenue	E-45	terminus	high	stone wall	yes	6	high
St Paul Place Steps	E-46	public steps	low	sidewalk	no	3	low
Wm. H. Taft Rd @ Columbia Pkwy intersection	E-47	right-of-way	high	sidewalk, vehicle	yes	5	medium
Vineyard Place (between 3669 & 3679)	E-48	right-of-way	high	vehicle	no	4	medium
Location - Central Region (Uptown)							
Auburn Ave (southwest side)	C-1	terminus	high	sidewalk, vehicle	yes	6	high
Bellevue Hill Park	C-2	park	high	benches	yes	7	high
Boal St (from Highland Ave)	C-3	right-of-way	high	sidewalk, vehicle	yes	5	medium
Dorchester Ave (between Auburn Ave & Eleanor Pl)	C-4	right-of-way	high	sidewalk	yes	5	medium
Dorsey St	C-5	right-of-way	high	none	partial	3.5	medium
Elysian Pl	C-6	terminus	high	sidewalk, vehicle	no	5	medium
Fairview Park Downtown Overlook	C-7	park	high	table, benches	yes	7	high
Fairview Park Mill Creek Overlook	C-8	park	high	table, benches	yes	7	high
Gage and Rice Streets	C-9	right-of-way	medium	sidewalk, vehicle	yes	4	medium
Gilbert Ave from Sinton Ave	C-10	right-of-way	high	sidewalk, vehicle	yes	5	high-gateway
Goethe St @ Main St Steps	C-11	right-of-way	medium	sidewalk, vehicle	partial	3.5	medium

Appendix I

March 2007

SCENIC VIEW STUDY

	Location		Quality	Physical Amenities	View Seen	View	Protection
	ID	Land Use Type	of View	of Viewing Area	Year-Round	Rating	Priority
Location - East Region							
Highland Ave from Slack St	C-12	right-of-way	low	sidewalk, vehicle	yes	3	low
Jacson Hill Park Overlook	C-13	park	high	benches	yes	7	high
Main St Steps (Dorsey to Eleanore Pl)	C-14	public steps	high	steps	yes	6	high
Mt. Storm Park	C-15	park	medium	pavilion	partial	5.5	high
Mulberry St @ Frintz Ave steps	C-16	right-of-way	low	sidewalk, vehicle	yes	3	low
Mulberry St @ Lang St	C-17	right-of-way	medium	sidewalk, vehicle	yes	4	medium
Mulberry St @ Sharp Al steps	C-18	right-of-way	medium	sidewalk, vehicle	no	3	low
Ohio Ave	C-19	terminus	high	sidewalk, vehicle	no	5	medium
Seitz St @ Main St Steps	C-20	right-of-way	high	sidewalk, vehicle	yes	5	medium
Sycamore St (from Auburn Ave)	C-21	right-of-way	high	sidewalk, vehicle	yes	5	high-Gateway
Walker St	C-22	terminus	medium	sidewalk, vehicle	no	4	medium
Location - West Region							
Elberon Ave (below Purcell Ave)	W-1	right-of-way	high	vehicle	no	4	high-gateway
Lehman Rd @ crest of hill	W-2	right-of-way	high	vehicle	yes	5	high-gateway
Maryland Ave	W-3	dead end	high	sidewalk, vehicle	yes	6	high
Mt. Echo Park east overlook	W-4	park	high	walkway, benches	yes	7	high
Mt. Echo Park west overlook	W-5	park	medium	parking lot	yes	6	high
Olden View Park	W-6	park	high	observation deck	yes	7	high
Ring Pl	W-7	dead end	high	sidewalk, vehicle	yes	6	high
St. Clair Park upper overlook	W-8	park	high	playground, benches	yes	7	high
St. Clair Park lower overlook	W-9	park	high	benches	yes	7	high
Warsaw Ave @ Grand Ave	W-10	right-of-way	medium	vehicle, sidewalk	yes	4	medium
Waverly Ave near Adler St Steps	W-11	right-of-way	high	vehicle	no	4	medium
Wilson Commons	W-12	park	high	observation deck	yes	7	high
Location - Valley Floor and Basin							
Bank St @ Freeman Ave	VF-1	right-of-way	high	sidewalk, vehicle	yes	5	medium
Beekman St @ Westwood Northern Blvd	VF-2	right-of-way	high	sidewalk, vehicle	yes	5	medium

Appendix I

March 2007

SCENIC VIEW STUDY

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	ID	Land Use Type	of View	of Viewing Area	Year-Round	Rating	Priority
Location - East Region							
Carl St south @ Cummins St	VF-3	right-of-way	high	sidewalk, vehicle	yes	5	medium
Central Pkwy east @ Eggleston Ave	VF-4	right-of-way	high	sidewalk, vehicle	yes	5	medium
Central Pkwy east @ Race St	VF-5	right-of-way	high	sidewalk, vehicle	yes	5	medium
Central Pkwy north @ Ezzard Charles Dr	VF-6	right-of-way	high	sidewalk, vehicle	yes	5	medium
Linn St north @ Ezzard Charles Dr	VF-7	right-of-way	high	sidewalk, vehicle	yes	5	medium
Main and 12th Streets	VF-8	right-of-way	high	sidewalk, vehicle	yes	5	medium
Union Terminal	VF-9	park/institution	high	esplanade	yes	7	high
West 8th @ Linn St	VF-10	right-of-way	high	sidewalk, vehicle	yes	5	medium
Western Hills Eastbound Viaduct	VF-11	right-of-way	high	sidewalk, vehicle	yes	5	medium



Appendix II – Property Ownership Information

Scenic View Study

PARCEL ID	VIEWSHED ID	DEED ACRE	ACTUAL ACRE	CLASS	OWNER NAME 1	OWNER NAME 2	OWNER STREET	OWNER CITY STATE ZIP	PARCEL NUM	PARCEL STREET	PARCEL SUF
001300030011	E-01	0.00	1.56	300	SOUTHWEST OHIO REGIONAL	TRANSIT AUTHORITY	1014 VINE ST	CINCINNATI OH 45202-1122			
001400010001	E-01	0.65	0.65	300	SOUTHWEST OHIO REGIONAL	TRANSIT AUTHORITY	1014 VINE ST	CINCINNATI OH 45202-1122		WILMER	RD
001400010004	E-01	0.00	0.63	300	SOUTHWEST OHIO REGIONAL	TRANSIT AUTHORITY	1014 VINE ST	CINCINNATI OH 45202-1122			
002000030006	E-05	4.00	3.96	508	KURTINITIS HELEN I		5199 SHATTUC AVE	CINCINNATI OH 45208	5199	SHATTUC	AV
002000030007	E-05	0.92	0.91	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704	5215	SHATTUC	AV
002000030008	E-05	1.04	1.04	508	KURTINITIS HELEN I &	WILLIAM	5219 SHATTUC AVE	CINCINNATI OH 45208	5219	SHATTUC	AV
002000030009	E-05	0.49	0.48	500	SOUTHWEST OHIO REGIONAL	TRANSIT AUTHORITY	1014 VINE ST	CINCINNATI OH 45202-1122		EASTERN	AV
002000030016	E-05	0.00	4.36	500	SOUTHWEST OHIO REGIONAL	TRANSIT AUTHORITY	1014 VINE ST	CINCINNATI OH 45202-1122			
002000030047	E-05	1.60	1.60	508	SPRY BERTHA T		5114 EASTERN AVE	CINCINNATI OH 45226	5100	EASTERN	AV
002000030064	E-05	14.88	8.02	508	OSTERFELD GARY P		6638 WYNDWATCH DR	CINCINNATI OH 45230		SHATTUC	AV
002000030065	E-05	0.00	6.86	508	OSTERFELD GARY P		6638 WYNDWATCH DR	CINCINNATI OH 45230			
002000030068	E-05	0.00	2.70	640							
002000030078	E-05	0.87	1.39	840	NORFOLK & WESTERN RAILWAY		110 FRANKLIN RD	ROANOKE VA 24042-0028			
002000030085	E-05	0.25	0.25	685	ARK BY THE RIVER	FELLOWSHIP MINISTRY	5100 SHATTUC AVE	CINCINNATI OH 45208	5100	SHATTUC	AV
002000030086	E-05	0.25	0.25	685	ARK BY THE RIVER	FELLOWSHIP MINISTRY	5100 SHATTUC AVE	CINCINNATI OH 45208	5100	SHATTUC	AV
002000030089	E-05	0.74	0.74	500	ARK BY THE RIVER	FELLOWSHIP MINISTRY	5100 SHATTUC AVE	CINCINNATI OH 45208		SHATTUC	AV
002000030100	E-05	0.24	0.24	510	FEE WILLIAM S & SALLY R		5094 BOUCHAINE WY	CINCINNATI OH 45208	5094	BOUCHAINE	WY
002000030101	E-05	2.26	2.26	510	DUMBAULD STEVEN L &	DIANE Y	5098 BOUCHAINE WY	CINCINNATI OH 45208-4402	5098	BOUCHAINE	WY
002000030102	E-05	0.29	0.29	510	SMITH MARJORIE M & GENE R		5087 BOUCHAINE WY	CINCINNATI OH 45208-4402	5087	BOUCHAINE	WY
002000030103	E-05	0.37	0.37	510	GILSTER HOLLY E		5085 BOUCHAINE WY	CINCINNATI OH 45208-4402	5085	BOUCHAINE	WY
002000030115	E-05	0.00	1.79	0							
002000030116	E-05	0.38	0.38	510	ARK BY THE RIVER	FELLOWSHIP MINISTRY	5100 SHATTUC AVE	CINCINNATI OH 45208	5100	SHATTUC	AV
002000030117	E-05	0.47	0.47	500	ARK BY THE RIVER	FELLOWSHIP MINISTRY	5100 SHATTUC AVE	CINCINNATI OH 45208		SHATTUC	AV
002000030118	E-05	0.88	0.88	500	ARK BY THE RIVER	FELLOWSHIP MINISTRY	5100 SHATTUC AVE	CINCINNATI OH 45208		SHATTUC	AV
002000030119	E-05	0.60	0.60	500	ARK BY THE RIVER	FELLOWSHIP MINISTRY	5100 SHATTUC AVE	CINCINNATI OH 45208		SHATTUC	AV
002100020007	E-04	0.00	1.87	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002100020012	E-03	0.00	0.25	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002100020013	E-03, E-04	0.00	1.62	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002100020014	E-04	0.00	0.49	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002100020015	E-04	0.00	2.31	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002100020016	E-04	0.00	2.61	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002100020017	E-04	0.00	2.28	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002100020018	E-04	0.00	2.95	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002100030030	E-05	3.37	3.36	300	SOUTHWEST OHIO REGIONAL	TRANSIT AUTHORITY	5300 BROKEN SOUND BLVD NW	BOCA RATON FL 33487		EASTERN	AV
002100030035	E-04	0.00	6.40	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002100030036	E-04	0.00	1.82	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002100030116	E-04	0.00	4.16	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002100030126	E-05	0.00	0.55	300	SOUTHWEST OHIO REGIONAL	TRANSIT AUTHORITY	5300 BROKEN SOUND BLVD NW	BOCA RATON FL 33487			
002100030127	E-05	1.60	1.60	300	SOUTHWEST OHIO REGIONAL	TRANSIT AUTHORITY	1014 VINE ST	CINCINNATI OH 45202-1122		WOOSTER	PK
002200010014	E-03	0.00	0.96	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002200010015	E-03	0.00	1.00	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002200010017	E-05	0.00	2.45	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002200010018	E-05	0.00	1.99	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002200020001	E-03	27.64	4.32	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		RIDGE	AV
002200020003	E-03	0.00	3.18	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002200020010	E-03	0.00	1.39	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002200020011	E-03	0.00	1.31	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002200020012	E-03	0.00	1.28	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002200020013	E-03	0.00	1.24	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002200020014	E-03	0.00	1.21	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002200020015	E-03	0.00	1.18	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002200020019	E-03	0.00	0.58	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002200030007	E-03	0.00	6.32	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400010001	E-02	0.05	0.05	510	SLT PROPERTIES LLC		P O BOX 9313	CINCINNATI OH 45209	4042	EASTERN	AV
002400010002	E-02	0.05	0.05	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW
002400010003	E-02	0.11	0.06	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW
002400010004	E-02	0.00	0.05	610	SSATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036			
002400010005	E-02	0.03	0.03	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400010006	E-02	0.08	0.08	510	FORTNEY MARTA G		4044 EASTERN AVE	CINCINNATI OH 45226-1748	4044	EASTERN	AV
002400010007	E-02	0.08	0.04	510	BLUM DANIEL	& MALINDA	4046 EASTERN AVE	CINCINNATI OH 45226-1748	4046	EASTERN	AV
002400010008	E-02	0.00	0.04	510	BLUM DANIEL	& MALINDA	4046 EASTERN AVE	CINCINNATI OH 45226-1748			
002400010009	E-02	0.08	0.08	520	HEFFNER BRYAN		1099 RIDGE POINT DR	BATAVIA OH 45103	4050	EASTERN	AV
002400010010	E-02	0.62	0.06	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400010011	E-02	0.06	0.06	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400010012	E-02	0.06	0.06	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400010013	E-02	0.11	0.06	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400010014	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400010015	E-01	0.11	0.05	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW

Scenic View Study

PARCEL ID	VIEWSHED ID	DEED ACRE	ACTUAL ACRE	CLASS	OWNER NAME 1	OWNER NAME 2	OWNER STREET	OWNER CITY STATE ZIP	PARCEL NUM	PARCEL STREET	PARCEL SUF
002400010016	E-01	0.00	0.05	610	SSATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036			
002400010017	E-02	0.07	0.06	401	BOTH CORPORATION		535 LEXINGTON AVE	NEWPORT KY 41071	4100	EASTERN	AV
002400010018	E-02	0.00	0.01	401	BOTH CORPORATION		535 LEXINGTON AVE	NEWPORT KY 41071			
002400010019	E-02	0.11	0.06	401	BOTH CORPORATION		535 LEXINGTON AVE	NEWPORT KY 41071	4102	EASTERN	AV
002400010020	E-02	0.11	0.06	401	WAGNER AARON L		4108 EASTERN AVE	CINCINNATI OH 45226	4108	EASTERN	AV
002400010021	E-01, E-02	0.00	0.06	401	WAGNER AARON L		4108 EASTERN AVE	CINCINNATI OH 45226			
002400010022	E-01, E-02	0.06	0.06	500	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4112	EASTERN	AV
002400010023	E-01	0.06	0.06	500	BENDREW INVEST MENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4114	EASTERN	AV
002400010024	E-01	0.06	0.06	510	JACOB REAL ESTATE INV		4116 EASTERN AVE	CINCINNATI OH 45226	4116	EASTERN	AV
002400010025	E-01	0.07	0.07	400	RAINWATER HERSHEL &	CAROLYN	4122 EASTERN AVE	CINCINNATI OH 45226	4122	EASTERN	AV
002400010026	E-01	0.00	0.04	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400010027	E-01	0.06	0.06	500	BENDREW INVEST MENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4120	EASTERN	AV
002400010028	E-01	0.00	0.10	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400010029	E-01	0.06	0.06	500	RAINWATER HERSHEL &	CAROLYN	4160 EASTERN AVE	CINCINNATI OH 45226-1740	4122	EASTERN	AV
002400010030	E-01	0.14	0.14	500	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4126	EASTERN	AV
002400010031	E-01	0.00	0.19	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400010032	E-01	0.00	0.14	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400010033	E-01	0.06	0.06	510	HATFIELD CHARLES E	& NORMA	4138 EASTERN AVE	CINCINNATI OH 45226-1740	4138	EASTERN	AV
002400010034	E-01	0.06	0.06	510	SECEN MARK & SABRINA		4140 EASTERN AVE	CINCINNATI OH 45226-1740	4140	EASTERN	AV
002400010035	E-01	0.19	0.09	510	SECEN MICHAEL A	& MARY E	4144 EASTERN AVE	CINCINNATI OH 45226-1740	4144	EASTERN	AV
002400010036	E-01	0.00	0.10	510	SECEN MICHAEL A	& MARY E	4144 EASTERN AVE	CINCINNATI OH 45226-1740			
002400010037	E-01	0.13	0.06	400	SECEN MICHAEL A &	MARY E	4144 EASTERN AVE	CINCINNATI OH 45226	4150	EASTERN	AV
002400010038	E-01	0.00	0.07	400	SECEN MICHAEL A &	MARY E	4144 EASTERN AVE	CINCINNATI OH 45226			
002400010039	E-01	0.00	0.04	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400010040	E-01	0.00	0.06	510	FOGARTY SARAH C TR	& TIMOTHY J TR	678 STANLEY AVE	CINCINNATI OH 45226			
002400010041	E-01	0.04	0.04	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400010042	E-01	0.21	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400010043	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400010044	E-01	0.00	0.06	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400010045	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400010046	E-01	0.12	0.06	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400010047	E-01	0.00	0.06	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400010048	E-01	0.00	0.06	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400010049	E-01	0.06	0.06	400	SECEN MICHAEL A &	MARY E SECEN	4154 EASTERN AVE	CINCINNATI OH 45226	4154	EASTERN	AV
002400010050	E-01	0.06	0.06	500	SECEN MICHAEL A		P O BOX 26222	CINCINNATI OH 45226	4158	EASTERN	AV
002400010051	E-01	0.05	0.05	510	RAINWATER HERSHEL L JR &	DANA M HUMPHREY	4160 EASTERN AVE	CINCINNATI OH 45226-1740	4160	EASTERN	AV
002400010052	E-01	0.05	0.05	400	HARRISON HAGER S @4		4162 EASTERN AVE	CINCINNATI OH 45226	4162	EASTERN	AV
002400010053	E-01	0.17	0.06	599	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4164	EASTERN	AV
002400010054	E-01	0.00	0.05	599	PAIRAN MARILYN L		568 CLOUGH PK	CINCINNATI OH 45245			
002400010055	E-01	0.00	0.05	599	PAIRAN MARILYN L		568 CLOUGH PK	CINCINNATI OH 45245			
002400010056	E-01	0.52	0.06	500	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4190	EASTERN	AV
002400010057	E-01	0.00	0.05	510	PAIRAN THEODORE R		568 CLOUGH PK	CINCINNATI OH 45245			
002400010058	E-01	0.00	0.06	510	PAIRAN THEODORE R		568 CLOUGH PK	CINCINNATI OH 45245			
002400010059	E-01	0.00	0.06	510	PAIRAN THEODORE R		568 CLOUGH PK	CINCINNATI OH 45245			
002400010080	E-01, E-02	0.87	0.85	399	HAZENFIELD LLC		4120 AIRPORT RD	CINCINNATI OH 45226	4120	AIRPORT	RD
002400010083	E-01	0.09	0.08	420	HOFFMANN JOHN		4139 EASTERN AVE	CINCINNATI OH 45226	4139	EASTERN	AV
002400010085	E-01	0.11	0.12	500	GERNER DAVID E TR		2391 BRETTON DR	CINCINNATI OH 45244	4141	EASTERN	AV
002400010088	E-01	0.53	0.54	350	GERNER DAVID E TR		2391 BRETTON DR	CINCINNATI OH 45244	4142	AIRPORT	RD
002400010089	E-01	0.11	0.11	500	GERNER DAVID E TR		2391 BRETTON DR	CINCINNATI OH 45244	4149	EASTERN	AV
002400010090	E-01	0.12	0.12	500	GERNER DAVID E TR		2391 BRETTON DR	CINCINNATI OH 45244	4151	EASTERN	AV
002400010091	E-01	0.22	0.12	510	GRAY RANDALL		2391 BRETTON DR	CINCINNATI OH 45244	4155	EASTERN	AV
002400010092	E-01	0.00	0.11	510	GODFREY ROBERTA J		4155 EASTERN AVE	CINCINNATI OH 45226-1739			
002400010093	E-01	0.12	0.12	510	HALL RONALD & EMILY		4157 EASTERN AVE	CINCINNATI OH 45226	4157	EASTERN	AV
002400010094	E-01	0.11	0.11	520	DAMERON BARBARA		4163 EASTERN AVE	CINCINNATI OH 45226-1739	4163	EASTERN	AV
002400010095	E-01	0.12	0.12	510	BLUM ADA B & DANIEL L SR		4165 EASTERN AVE	CINCINNATI OH 45226-1739	4165	EASTERN	AV
002400010096	E-01	0.08	0.08	510	FUCHS JEROME R	& SHIRLEY M FUCHS	7246 OSCEOLA DR	CINCINNATI OH 45243	4167	EASTERN	AV
002400010097	E-01	0.00	0.10	510	WELLS HEATHER		11590 MILL RD	CINCINNATI OH 45240	4169	EASTERN	AV
002400010098	E-01	0.00	0.08	510	WELLS HEATHER		11590 MILL RD	CINCINNATI OH 45240			
002400010099	E-01	0.24	0.12	400	BAUER PAUL & KATHLEEN		601 E ALEXANDRIA PIKE	NEWPORT KY 41076	4183	EASTERN	AV
002400010100	E-01	0.00	0.12	400	BAUER PAUL & KATHLEEN		601 E ALEXANDRIA PIKE	NEWPORT KY 41076			
002400010101	E-01	0.36	0.12	455	BAUER PAUL	& KATHLEEN	601 E ALEXANDRIA PIKE	NEWPORT KY 41076	4181	EASTERN	AV
002400010102	E-01	0.00	0.12	455	NOBLE JAMES G P & EDNA		3038 WOOLPER RD	PETERSBURG KY 41080			
002400010103	E-01	0.00	0.12	455	NOBLE JAMES G P & EDNA		3038 WOOLPER RD	PETERSBURG KY 41080			
002400010104	E-01	0.12	0.12	510	BAUER PAUL & KATHLEEN		601 E ALEXANDRIA PIKE	NEWPORT KY 41076	4183	EASTERN	AV
002400010105	E-01	0.11	0.11	500	BAUER PAUL & KATHLEEN		601 E ALEXANDRIA PIKE	NEWPORT KY 41076	4183	EASTERN	AV
002400010106	E-01	0.10	0.10	500	VONDERHEIDE SHARON GALE		3854 MARBURG AVE	CINCINNATI OH 45208	4187	EASTERN	AV
002400010107	E-01	0.11	0.11	510	VONDERHEIDE SHARON GALE		3854 MARBURG AVE	CINCINNATI OH 45208	4189	EASTERN	AV
002400010108	E-01	0.10	0.10	510	GODFREY JOSEPH V & GLADYS		4191 EASTERN AVE	CINCINNATI OH 45226-1739	4191	EASTERN	AV

Scenic View Study

PARCEL ID	VIEWSHED ID	DEED ACRE	ACTUAL ACRE	CLASS	OWNER NAME 1	OWNER NAME 2	OWNER STREET	OWNER CITY STATE ZIP	PARCEL NUM	PARCEL STREET	PARCEL SUF
002400010122	E-02	0.00	0.05	401	BOTH CORPORATION		535 LEXINGTON AVE	NEWPORT KY 41071			
002400010125	E-01	0.00	0.07	500	BELL ROSEMARY & ELIZABETH		226 CONGRESS AVE	CINCINNATI OH 45225	4124	EASTERN	AV
002400010127	E-01, E-02	0.00	0.05	520	HAZENFIELD LLC		4120 AIRPORT RD	CINCINNATI OH 45226	4115	EASTERN	AV
002400010128	E-02	0.03	0.03	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW
002400010129	E-01	0.02	0.02	500	GERNER DAVID E TR		2391 BRETTON DR	CINCINNATI OH 45244		EASTERN	AV
002400010130	E-01	0.04	0.04	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW
002400010131	E-01	0.08	0.08	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW
002400010132	E-01	0.05	0.05	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW
002400010133	E-02	0.04	0.04	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW
002400010134	E-01	0.04	0.04	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW
002400010135	E-01	0.03	0.03	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW
002400020001	E-01	0.36	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400020002	E-01	0.06	0.06	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW
002400020003	E-01	0.20	0.06	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400020004	E-01	0.00	0.06	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020005	E-01	0.00	0.06	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020006	E-01	0.00	0.04	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020007	E-01	0.05	0.05	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW
002400020008	E-01	0.06	0.06	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW
002400020009	E-01	0.05	0.05	610	STATE OF OHIO THE		505 S STATE ROUTE 741	LEBANON OH 45036		COLUMBIA	PW
002400020010	E-01	0.11	0.06	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400020011	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020012	E-01	0.11	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400020013	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020014	E-01	0.05	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400020015	E-01	0.05	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400020016	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020017	E-01	0.05	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400020018	E-01	0.10	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400020019	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020020	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020021	E-01	0.05	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400020022	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020023	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020024	E-01	0.10	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400020025	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020026	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020027	E-01	0.09	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400020028	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020029	E-01	0.00	0.06	510	PAIRAN THEODORE R		568 CLOUGH PK	CINCINNATI OH 45245			
002400020030	E-01	0.00	0.06	510	PAIRAN THEODORE R		568 CLOUGH PK	CINCINNATI OH 45245			
002400020031	E-01	0.00	0.06	510	PAIRAN THEODORE R		568 CLOUGH PK	CINCINNATI OH 45245			
002400020032	E-01	0.00	0.06	500	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4190	EASTERN	AV
002400020033	E-01	0.00	0.06	500	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4190	EASTERN	AV
002400020034	E-01	0.09	0.08	510	SANDLIN JACK		4192 EASTERN AVE	CINCINNATI OH 45226	4192	EASTERN	AV
002400020035	E-01	0.12	0.17	500	YES DEAR LLC		P O BOX 43339	CINCINNATI OH 45243	4196	EASTERN	AV
002400020038	E-01	0.06	0.06	500	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4204	EASTERN	AV
002400020039	E-01	0.06	0.06	500	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4204	EASTERN	AV
002400020040	E-01	0.06	0.06	500	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4206	EASTERN	AV
002400020041	E-01	0.11	0.05	500	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4210	EASTERN	AV
002400020042	E-01	0.00	0.05	520	FIP ENTERPRISE LLC		P O BOX 636	MONROE OH 45050			
002400020043	E-01	0.05	0.05	510	FORSEE ROBERT G JR		3913 LONSDALE	CINCINNATI OH 45227	4212	EASTERN	AV
002400020044	E-01	0.11	0.05	500	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4214	EASTERN	AV
002400020045	E-01	0.00	0.05	500	BRENNER STEVEN J TR		P O BOX 36008	CINCINNATI OH 45236			
002400020046	E-01	0.05	0.05	500	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4218	EASTERN	AV
002400020047	E-01	0.05	0.05	400	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4220	EASTERN	AV
002400020048	E-01	0.05	0.05	500	BENDREW INVEST MENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4222	EASTERN	AV
002400020049	E-01	0.10	0.05	500	MANNING SHIRLEY D		9617 ALTA VISTA TR	BETHESDA MD 20814	4224	EASTERN	AV
002400020050	E-01	0.00	0.05	400	MANNING SHIRLEY D		9617 ALTA VISTA TR	BETHESDA MD 20814			
002400020051	E-01	0.05	0.05	500	OTTLE FRANK		7105 STEED COURT	HYATTSVILLE MD 20782	4228	EASTERN	AV
002400020052	E-01	0.24	0.05	500	BENDREW INVESTMENTS LLC		6638 WYNDWATCH DR	CINCINNATI OH 45230	4230	EASTERN	AV
002400020053	E-01	0.00	0.05	500	HERSCHEDE MARK P JR		5805 PINE TREE DR	SANIBEL FL 33957			
002400020054	E-01	0.00	0.05	500	HERSCHEDE MARK P JR		5805 PINE TREE DR	SANIBEL FL 33957			
002400020055	E-01	0.00	0.05	500	HERSCHEDE MARK P JR		5805 PINE TREE DR	SANIBEL FL 33957			
002400020056	E-01	0.00	0.05	500	HERSCHEDE MARK P JR		5805 PINE TREE DR	SANIBEL FL 33957			
002400020057	E-01	0.05	0.04	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW
002400020058	E-01	0.00	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704			
002400020059	E-01	0.05	0.05	640	CINCINNATI CITY OF		801 PLUM ST	CINCINNATI OH 45202-5704		COLUMBIA	PW